



Urban Design
Studio L.L.C.

Master Planned Communities, Land Planning, Site Planning &
Design, Environmental Analysis & Landscape Architecture

CROWN COMMUNITIES - 330 ACRES
PROJECT NARRATIVE
(UPDATED: 09.28.05)

The Crown Property is a 330 acre site, located at the northeast corner of the Pinnacle Peak Road alignment and the 122nd Street Alignment. The Pinnacle Peak Road alignment serves as the properties southern boundary, while the Happy Valley Road alignment extends across the northern property boundary. The existing communities of Sonoran Crest and Saguaro Canyon are immediately adjacent to the western property boundary of the site.

The existing property is an assemblage of 13 private parcels and is generally vacant/undeveloped in character. A series of jeep trails serve as the only man-made impacts on the site. Access to the site boundaries can be achieved via 128th Street to the eastern property edge, or by way of Alameda Road which is improved to the western edge of the property (122nd Street alignment). The City has requested the applicant to submit master plans for the property to supplement the rezoning application. These master plans will outline a cohesive development plan that considers infrastructure and environmental conditions relative to the overall site, as well as demonstrating the benefits of parcel assemblage as a means to promote sensitive design practices. Master planning of the site will encourage the creation of contiguous open spaces and allow for the ability to shift density away from high-value environmental areas.

This application proposes to maintain the existing R1-130 ESL zoning designation on the property with a request for a density incentive that will increase the allowed number of lots from 101 to 122. The ESL Ordinance provides for a density incentive bonus that will not exceed 20% of the permitted density, provided that the applicant agrees to the designation of additional "meaningful natural area open space". Analysis of the site

indicates that 139 acres (or 42% of the gross site area) of open space is required for development approval. The applicant has provided 205 acres (or 62% of the gross site area) of Natural Area Open Space as illustrated in the Preliminary Open Space Plan. Increased open space throughout the project was achieved by reducing development envelope sizes within lots, widening areas that contain sensitive natural habitat and unique environmental features, identifying high-value corridors for connectivity throughout the project and increasing setback buffers to adjacent properties and roadways. The applicant intends to promote the natural setting of the site by minimizing disturbance in high visibility areas and assemble contiguous open space areas that will serve as corridors for wildlife and resident recreation. On a more regional level, the provided open space responds to the existing geographic and topographic characteristics of the area by maximizing connections with planned open space areas to the south and east of the subject property.

Note: A site walk was conducted with City staff on May 3rd, 2005 to assess the specific locations of proposed roadways alignments and development envelopes as identified on the Preliminary Open Space Exhibit and Land Use Plan. Open space connectivity and corridors were examined to ensure adequate buffering and protection of natural features (i.e. major boulders and 50+ cfs wash corridors). The applicant and staff agreed to minor modifications of the land use plan that result in better integration of improvements within the existing environment. The field visit also elevated staff awareness of the specific dynamics and geography of the site and found that provisions for environmental and open space sensitivity (including compliance with the ESL Ordinance) were being adequately addressed by the applicant.

The applicant has also requested amendments to the R1-130 ESL development standards to allow for reduced lot area, dimensions and setbacks. Approval of the amendment request will allow for a site plan configuration that recognizes the sensitive natural features of the site and would permit increased numbers of lots to be located in less sensitive areas of the site. The provided Preliminary Open Space Exhibit with Priority NAOS Areas, demonstrates this design approach by illustrating areas of environmental constraint, locations of natural features and the connectivity of open space areas throughout the site.

The proposed conceptual site plan reflects efforts on behalf of the applicant to ensure a sensitive design approach and to address development concerns of surrounding property owners with regards to vehicular circulation and distribution. The community will be gated, with three resident access locations. The primary entry will be at the eastern terminus of Alameda Road, with a private local collector level roadway that will extend eastward into the heart of the project. Secondary, full access entry gate locations will be located along the northern site boundary (Happy Valley Road alignment) and the eastern site boundary (128th Street alignment). The northern access point will tie into a proposed minor collector alignment that will extend from 118th Street to 128th Street across the State Land property. The eastern gate will serve not only as a resident gate but double as an access option for emergency vehicles needing to service properties along the southern portions of 128th Street.

A public trail segment will be included along the 128th Street frontage. The trail will be dedicated within a 20-foot easement and will meander within the 100-foot scenic corridor easement. This segment will provide a linkage to the proposed McDowell Sonoran Preserve trailhead to be located at the southern terminus of 128th Street.

A designated community center and park site has been identified in the central portion of the project and will serve the overall community. The community center will serve as a focal point for community residents and will incorporate a broad spectrum of amenities in addition to serving as a trailhead for private trails within the proposed project. The proposed private trail network will enhance pedestrian connectivity to all portions of the site.

Utilities, including water and wastewater, will be conveyed to the site via extensions to existing public service lines in Alameda Road and the Happy Valley Road alignment. Please reference the utility master plans submitted in conjunction with this application for a more detailed description of proposed utility locations.

The delineation of preliminary development envelopes for each residential unit have been defined to promote the integration of development into the existing natural environment. Delineated natural open space areas are contiguous, provide ample buffer to adjacent properties and were designed to minimize impacts to the most sensitive natural features on the property. The site contains numerous boulder features that have been specifically integrated into proposed natural open spaces, trail corridors, park sites and community focal points. Major boulder features that meet the criteria for preservation as defined by the ESL Ordinance will be placed in protective easements throughout the site. The preservation of existing native vegetation will be an important component of the open space areas. However, the site was subjected to a large scale wildfire burn approximately 10 years ago and has not recovered to densities and maturities typical of the upper Sonoran Desert. The Concentrated Vegetation Exhibit identifies areas that have demonstrated the greatest levels of vegetation recovery on the site. These areas are typically associated with high-volume wash corridors and have been identified for preservation. Initial site planning and open space determinations were made utilizing a combination of available resources including environmental constraint surveys, topographic mapping and aerial photography. In addition, the City of Scottsdale's NAOS priority maps and the Dynamite Foothills Area Plan Environmental Constraints Map provided guidance as to the location of City prioritized environmental features.

The subject property naturally drains to both the east and west, off of a subtle watershed boundary that extends through the center portion of the property. Offsite drainage generally initiates from the McDowell Mountains to the south and crosses the site in a series of small braided washes. These braided wash corridors lend character to the site, their ephemeral waters slowly shaping the contours of the property into small rolling hills, bisected by intermittent washes.

The site plan proposes a development scenario that seeks to promote the sensitive integration of development into the existing landscape. This sensitive approach not only benefits the unique environmental characteristics of the site by ensuring its preservation, but will add value to future lots that retain the essence of this natural setting even after

the residences have been built. To further this goal of sensitive integration, the applicant has adopted many of the design standards and recommendations identified in the Dynamite Foothills Character Area Plan (DFCAP). The Area Plan will help to promote cohesion of development character in the area and will serve as a guideline for current and future design decisions. One of the design policies put forth by the DFCAP was the recommendation of the elimination of project perimeter walls. The applicant does not intend to construct perimeter walls, and instead proposes a combination of rear lot walls within development envelope areas and the discretionary use of decorative site walls to screen and buffer development from high traffic areas. Site walls will be limited to 4-feet in height and will generally be located in proximity to proposed monumentation and project entry gates only. Rear lot walls will be limited to 6-feet in height and will address security and privacy concerns of individual homeowners. The use of retaining walls may also be necessary in association with roadway and development envelope improvements. In addition, retaining walls will be designed to conform with City of Scottsdale design standards and ESL requirements.

Listed below is a summary of additional conformance standards set forth by the DFCAP and the Scottsdale General Plan. These standards have provided a framework for initial theming and design considerations during the planning process.

Conformance with the Dynamite Foothills Character Area Plan - Design and Performance Guidelines

Low Density Single Family Uses

- Defined construction envelopes that recognize sensitive natural areas
- Wherever possible, development impacts will minimize disturbance to mature Saguaros and Desert Trees
- Maximum building height will be limited to 24' per ESL ordinance
- Lawn/Turf areas will be restricted to enclosed private areas, typically located at the rear of the property
- Colors and textures will blend into the adjacent natural desert setting
- Use of lighting will be restricted to comply with adopted "Dark Sky" Ordinance

Conformance with City of Scottsdale General Plan

Rural Desert Character Types:

- The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert

vegetation, building low profile structures, discouraging walls, and limiting road access.

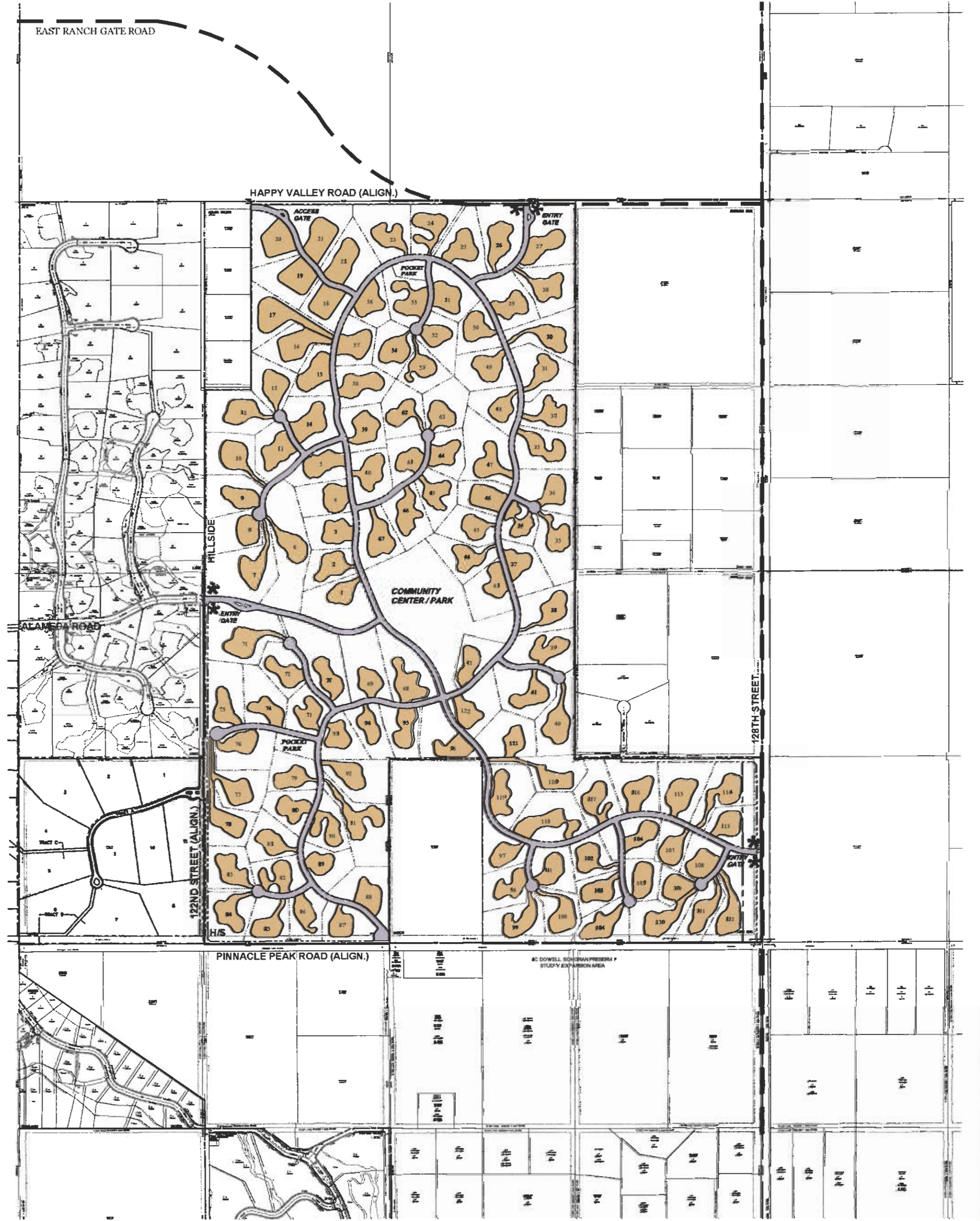
- Special care should be taken to preserve the natural character of the land and natural drainage corridors.
- Desert vegetation is maintained in either in common open space areas or on individual lots.
- Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage area.
- The impacts of development on desert preservation should be minimized through the preservation of washes and the use of natural buffers on the perimeter of developments.

Environmentally Sensitive Lands and Native Desert Character Types:

- Any development permitted in this district should be very low density and special care should be taken to minimize the impacts of development on the natural character of the land.
- Low impact recreational opportunities may be considered for these areas, including hiking, mountain biking and equestrian trails.

Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

- Require substantial landscaping be provided as part of new development or redevelopment.
- Maintain the landscaping materials and pattern within a character area.
- Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.
- Discourage plant materials that contribute substantial air-borne pollen.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.
- Encourage the retention of mature landscape plant materials.



SITE DATA:

GROSS AREA:	330 Acres
EXISTING ZONING:	R1-130 ESL
PROPOSED ZONING:	R1-130 ESL (DI)
NUMBER OF UNITS:	122 Units (Requires CoS Approval)
DENSITY:	0.37 Du/Ac
OPEN SPACE REQUIRED:	139 Acres (42%)
OPEN SPACE PROVIDED:	205 Acres (62%)

- DEVELOPMENT ENVELOPE
- PROPOSED STREET ALIGNMENTS

BASE DENSITY:	330.38 Acres x 0.31 Du/Ac = 102 Units
DENSITY INCENTIVE:	
Required NAOS:	139 Acres (42%)
Additional Provided NAOS:	66 Acres = 20% (max. allowed)
20% x 0.31 (base density) =	0.062
0.062 x 330.38 =	20 Units
Total Units =	122 Units
Total NAOS Provided:	205 Acres (62%)

*LOTS, ENVELOPES, STREETS & AMENITIES SUBJECT TO CHANGE

CONCEPTUAL LAND USE PLAN W/ SURROUNDING PROPERTY CONTEXT:

CROWN COMMUNITIES
SCOTTSDALE, ARIZONA

SCALE: (+/-)

0 50 100 150 200 250 300 350 400 450 500 550 600

NORTH

LVA
Urban Design
Studio II, LLC

Master Planned Communities, Land Planning, Site Planning & Design, Environmental Analysis & Landscape Design

Representative: [Signature]
Project: [Signature]
Date: [Signature]

DATE: 02.12.04
JOB: 0025
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